

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF MEETING HELD ON
SEPTEMBER 12, 2005**

The regular meeting of the Washington Borough Planning Board was called to order by Chairman Miller at 8:00 P.M. in the second floor Court Room/Council Chambers of the Borough Hall. Mr. Miller read the following statement into the record: "The requirements of the "Open Public Meetings Law", P.L. 1975, Chapter 231, have been satisfied in that adequate notice of this meeting has been published in the Star Gazette and posted on the Bulletin Board of the Borough Hall stating the time, place and purpose of the meeting as required by law." Chairman Miller led the Board in the Pledge of Allegiance.

ROLL CALL: Present: Turner, Post, Gleba, Schlader,
Opdyke, Sheola, Boyle, Miller
Absent: Van Deursen
Also Present: Robert Miller, Board Engineer
Stuart Ours, Board Attorney

Marianne will not be in attendance due to oral surgery.

APPROVAL OF MINUTES:

Meeting of August 8, 2005:

Ron noted that beginning paragraph needed to be changed to reflect that Chairman Miller was in attendance and chaired the meeting. Also, it was noted that on page 2, paragraph 4, years should be changed to within a year. Therefore, it was moved by Turner, seconded by Sheola to approve the minutes with corrections.

ROLL CALL: Turner, Post, Gleba, Schlader,
Opdyke, Sheola, Boyle, Miller
Ayes: 6; Nays: 0; Abstentions: 2(Post,Schlader)
Motion carried.

RESOLUTIONS:

Warren Thompson – Soil Erosion plan – No comments on the resolution. Therefore, it was moved by Sheola, seconded by Gleba to approve the resolution as written.

ROLL CALL: Turner, Post, Gleba, Schlader,
Opdyke, Sheola, Boyle, Miller
Ayes: 6; Nays: 0; Abstentions: 2(Turner,Schlader)
Motion carried.

Stormwater Management Plan Element: No comments on the resolution. The next step is to Council for ordinance. Therefore, it was moved by Turner, seconded by Sheola to approve the resolution as written.

ROLL CALL: Turner, Post, Gleba, Schlader,
Opdyke, Sheola, Boyle, Miller
Ayes: 7; Nays: 0; Abstentions: 1(Schlader)
Motion carried.

WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF THE SEPTEMBER 12, 2005, MEETING
PAGE 2

INFORMAL APPLICATION:

Phillips – conceptual site plan – Bill Gleba stepped down due to a conflict of interest.
Nebit Duvinak from Finelli Consulting Engineers spoke on behalf of the applicant.

The property is located at the corner of Taylor and East Stewart Street. Concept plan only at this time. Would like input from the Board. Chairman Miller asked about the dumpsters. Mr. Phillips stated that he runs a construction business and uses them for debris. The applicant is proposing a two-story, single family dwelling with three bedrooms and a garage underneath.

Attorney Ours stated that this applicant came before the Zoning Board and was denied. Mr. Phillips stated that at that time he wanted to move the lot line 3 feet but no longer wishes to do that. Attorney Ours stated that there is not enough square footage for 3 units. The Zoning Board was concerned with parking and no play area for children. The proposed parking space (Taylor Street) will need an easement. Bob Miller stated that this would be a Zoning Board issue due to the density. The applicant stated that they would be removing the mobile home and business to build the single family home. Mr. Phillips also stated that if there were more off-street parking spots, there would be more space on the street for school parking.

Attorney Ours stated that several variances will be needed. If lots are merged, would give more area. Feels applicant needs to go to the Zoning Board. Mr. Phillips stated that a new home for his son and family is more important than changing the 2 unit building into 3 units. Planning Board can hear the new dwelling application. Bob stated that they will need rear and front yard setback variances. Also, reopening of the store would initially go to the zoning officer. Attorney Ours stated that the applicant could consider a smaller house which would create more room. The Plan as is needs to go the Board of Adjustment.

OLD BUSINESS: None

NEW BUSINESS:

REPORTS OF OFFICERS AND COMMITTEES: None
One member of the public is present.

UNAGENDIZED STATEMENTS: None

Pat Post would like to see addresses of the properties on the applications and also asked about separate applications for individuals. Attorney Ours stated that the statute does not specify between individuals and developers. Could be big project or little project. Current application covers all situations. Address line could be added to printed application.

Bob Opdyke inquired about a parking restriction on Prospect Street near the intersection with Carlton Avenue. He would like to see more restricted parking area. Bob was told that Council can pass an ordinance in areas they feel parking should be restricted. Bob feels this issue needs to be addressed before someone gets hurt. Andrew Turner stated that Council is going to address parking issues soon.

Ron asked what the timetable was on the houses on Myrtle Ave. being taken down. Bob stated that he has not yet heard anything.

COMMUNICATIONS:

ADJOURNMENT:

The meeting was adjourned at 8:42 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk

